



136 Knightsdale Road  
Weymouth, DT4 0HX

**Asking Price £171,500 Freehold**

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# 136 Knightsdale Road

Weymouth, DT4 0HX

Spacious 2 bedroom first floor apartment in a convenient location close to Weymouth swimming pool and gym with allocated parking. The apartment is presented nicely but would benefit from internal modernisation and is being offered to the market with no onward chain. This would make a fantastic First Time Buy, downsize or investment property.

## Entrance Hallway

### Bedroom 1

13'0" x 9'0" (3.98 x 2.76)

Side aspect UPVC Double glazed window, mirrored sliding door wardrobe

### Bedroom 2

9'7" x 9'7" (2.93 x 2.93)

Side aspect UPVC Double glazed window, cupboard housing the boiler

### Shower room

Large shower cubicle with glass screen, WC, hand wash basin and heated towel rail

### Living room

Double aspect UPVC Double glazed windows to the side and rear

### Kitchen

Rear aspect UPVC Double glazed window, ample worktop space, one and quarter stainless steel sink, eye level oven and grill, 4 ring gas hob, space for domestic appliance and large storage cupboard.

### Outside

Communal drying area, allocated parking and the communal garden.

### Lease

Lease length: 999 years from 25th March 1977

Years remaining: 952 years

Service/Maintenance fee: £75.00 pcm

### Council Tax

Band A







### Other information

#### Construction

Traditional cavity wall construction with brick elevations under a tiled roof

#### Broadband (estimated speeds)

Standard 17 mbps

Superfast 80 mbps

Ultrafast 1000 mbps

#### Flood Risk

Rivers & Seas Very Low

Surface Water High

#### Services

The property is supplied with mains gas, electricity and water, and mains drainage.

### Legal Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.





## Floor Plan



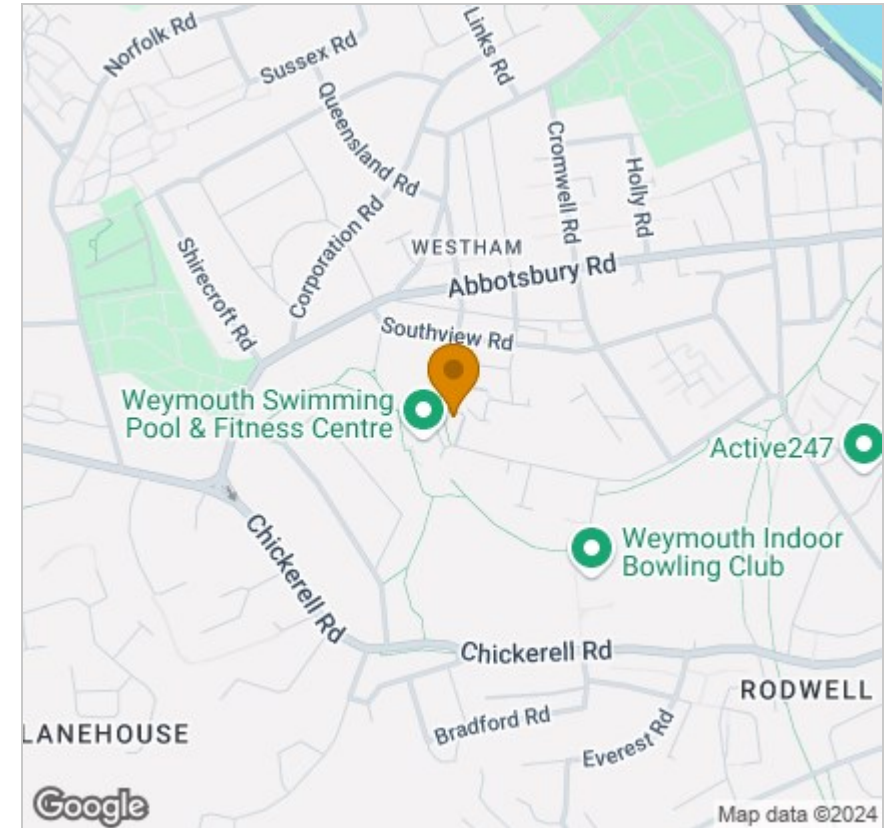
## Viewing

**Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.**

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## Area Map



## Energy Efficiency Graph

